



District Detroit

Community Benefits Agreement (CBA)

FACT SHEET

District Detroit will invest \$1.5 Billion to develop 10 new buildings in Downtown Detroit. The project will create 12,000 new construction jobs, 6,000 new permanent jobs and generate \$751 Million in new revenue for Detroit over 35 years.

In addition to those benefits, the Neighborhood Advisory Council (the NAC) successfully negotiated a CBA with the developers that totals over \$165 Million in benefits to the impacted area and is one of the most robust in the history of Detroit's Community Benefits Ordinance. Highlights Include:

Affordable Housing

- At least 20% of the 695 new units in the 4 residential buildings will be rented at rates affordable to those earning no more than 50% of AMI.
- Tenants have the right to renew for all affordable units.
- Acceptance of Section 8 vouchers.
- A 50% discount on parking for residents in affordable housing units.
- Open an on-site affordable housing information center.

Employment

- Partner with Detroit at Work to hire qualified Detroit residents.
- On-site Opportunity Connector to advertise available jobs.
- Participate in Grow Detroit's Young Talent program to provide paid summer internships for 14 to 24-year-old Detroit residents.

Education & Training

- Developer provides \$1.5 Million for the Fast Track Program through Detroit at Work to provide paid pre-apprentice training, work experience, and skills training to Detroit residents and WCCCD students.
- Sponsor internships for high school and college students in real estate development, marketing, property management, finance, accounting, hospitality, human resource management, information technology, and/or entertainment.
- Career pathway programs at the University of Michigan Center for Innovation for DPSCD and WCCCD students.



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Retail & Local Business Inclusion

- Spending at least \$100 Million of the development budget with disadvantaged Detroit-based businesses.
- Establish a fund for disadvantaged and emerging entrepreneurs renting space in District Detroit properties.
- Developers will partner with local emerging developers on three new projects within the District Detroit footprint.
- Hire a minority business recruitment consultant to target minority-owned small and medium sized businesses.
- Developer will create a \$1.5 Million construction-related small business bond fund.
- Developer will host contractor fairs, information sessions and encourage joint ventures prior to the start of each District Detroit project.

Accessibility

- Hiring of an accessibility consultant to make sure all 10 projects exceed ADA requirements.
- Construct at least 5% of residential units with features that improve the accessibility and quality of life for persons with disabilities.

Arts & Culture

- Commission a study to honor local culture and history.
- Spend at least \$500,000 to purchase art and decorations created by current or former Detroit residents for the District Detroit Development projects.

Green Space

- \$8 Million to build Columbia Street Plaza & M Block green space.
- \$250,000 per year to host free public events at Columbia Street Plaza.
- Provide a \$200,000 grant to renovate John R. Watson Park
- Provide up to \$100,000 to commission a study to redesign and redevelop Cass Park

Cass Technical High School

- Two \$500,000 grants for improvements to the athletic facilities.